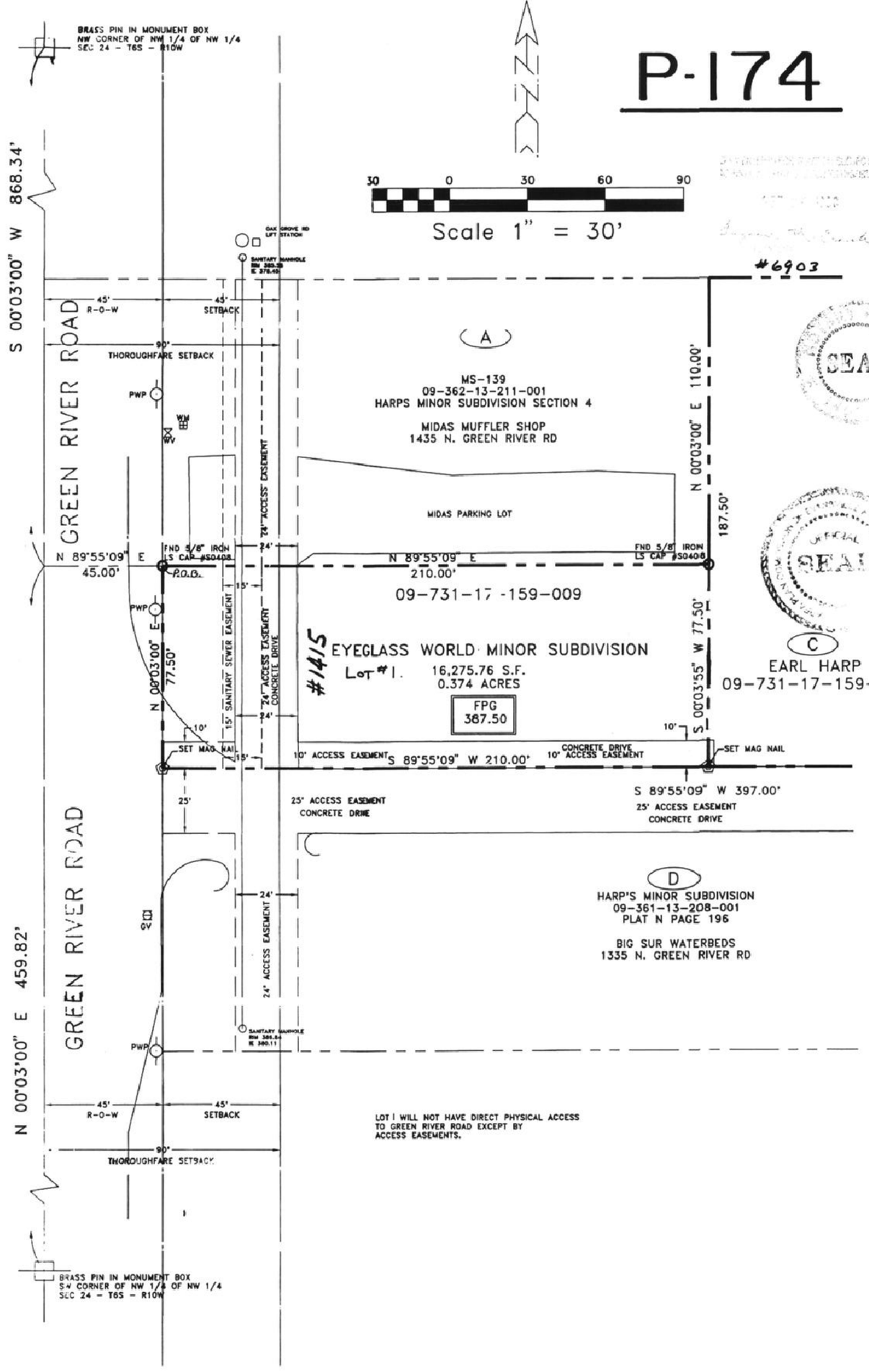
P-174



30 0 30 60 90

Scale 1" = 30'

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER(S) OF SAID REAL ESTATE SHOWN & DESCRIBED HEREON DOES HEREBY PLAT & SUBDIVIDE SAID REAL ESTATE AS SHOWN & DESIGNATE THE SAME AS EYEGLASS WORLD.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT & MARKED "PUBLIC UTILITY EASEMENT," ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, OR THE DISPOSITION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE) PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES) AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.

INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

MARC ANDREA MUSA
EYEGLASS WORLD EXPRESS
3701 S. CONGRESS AVE
LAKE WORTH, FL 33461

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF September, 1998

MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC

Patricia E. Keith PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY

SEAL

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON [illegible] THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SIGNED Ralph A. Easley Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

RALPH A. EASLEY, JR. No. S 0006 STATE OF INDIANA LAND SURVEYOR

RALPH A. EASLEY, JR. No. 12902 STATE OF INDIANA REGISTERED LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981 PUBLIC LAW NO. 309 AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON SEPT. 15, 98

PRESIDENT Blaine E. Oliver EXECUTIVE DIRECTOR

PLAT RELEASE SEPT. 30, 1998 Blaine E. Oliver EXECUTIVE DIRECTOR

GENERAL NOTES.

1. OWNER/DEVELOPER: MARC ANDREA MUSA, 3701 S.CONGRESS AVE, LAKE WORTH FL 33461
2. UTILITIES. WATER, GAS, ELECTRIC, AND SEWER ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL.
   A. SLOPES OF 0% TO 6% SHALL BE MULCHED SEEDED W/ RYE, RED TOP, AND WHEAT WHICH WILL BE USED FOR FALL PLANTING WITHIN 7 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 48 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% REQUIRE RIP RAP CONCRETE CHANNEL LINER OR OTHER APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.
   C. ALL APPROPRIATE MEANS SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THIS SITE DURING CONSTRUCTION OF ANY IMPROVEMENT W/IN THE SUBDIVISION
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED C-4 WITH THE EXCEPTION OF COLONIAL BAKERY WHICH IS M-2. SUBDIVISION IS ZONED C-4.
5. FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOOD ZONE ACCORDING TO FIRM PANEL 180254 0050B, DATED MARCH 15, 1982 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   PaB PATTON SILTY CLAY LOAM 0 TO 2% SLOPES)
7. ADJACENT PROPERTY OWNERS
   A. CHRISTOPHER DUNN
      736 FREDERICA STREET
      OWENSBORO, KY 42301
   C. WILLIAM EARL HARP, JR.
      1309 N. GREEN RIVER RD
      EVANSVILLE, IN 47715
   D. VESSER REAL ESTATE INVESTMENTS
      P.O. BOX 56067
      HOUSTON, TX 77256

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a brass pin in a monument box at the Northwest Corner of said Quarter, Quarter Section; thence along the West line of said Quarter Quarter Section, South 00° 03' 00" West 868.34 feet; thence North 89° 55' 09" East 45.00 feet to a 5/8" iron rod with LS Cap S0408 at the southwest corner of Harps Minor Subdivision Section 4 as per plat recorded in Drawer MS Card 139 in the Office of the Recorder of Vanderburgh County, said point being the true point of beginning; thence along the south line of said subdivision

1st: North 89° 55' 09" East 210.00 feet to a 5/8" iron rod with LS Cap S0408 at the southeast corner of said subdivision; thence

2nd: South 00° 03' 00" East 77.50 feet to point on the north line of Harp's Minor Subdivision as per plat recorded in Plat Book N Page 196 in the Office of the Recorder of Vanderburgh County; thence along the north line of said subdivision

3rd: South 89° 55' 09" West 210.00 feet to a mag nail at the northwest corner of said subdivision, thence

4th: North 00° 03' 00" East 77.50 feet to the true point of beginning and containing 0.374 acres, more or less.

LOCATION MAP



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

EYEGLASS WORLD
MINOR SUBDIVISION
1311 N. GREEN RIVER RD
EVANSVILLE, IN

DATE: 00-10-98
PROJECT NO: 6305
REVISIONS

DRAWN BY: K.S.
CHECKED: R.A.E.
SCALE: AS NOTED

SHEET NO.: 1 OF 1

App # 18-MS-98

C:\6305MINMAJMINOR Mon Sep 21 17:45:34 1998 ANDY EASLEY ENGINEERING, INC.